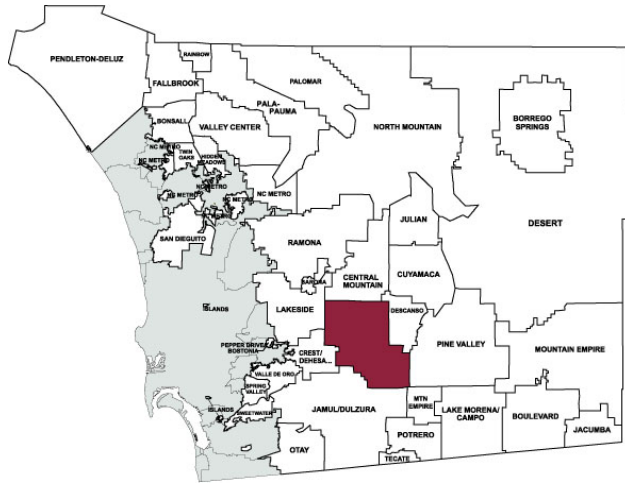


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

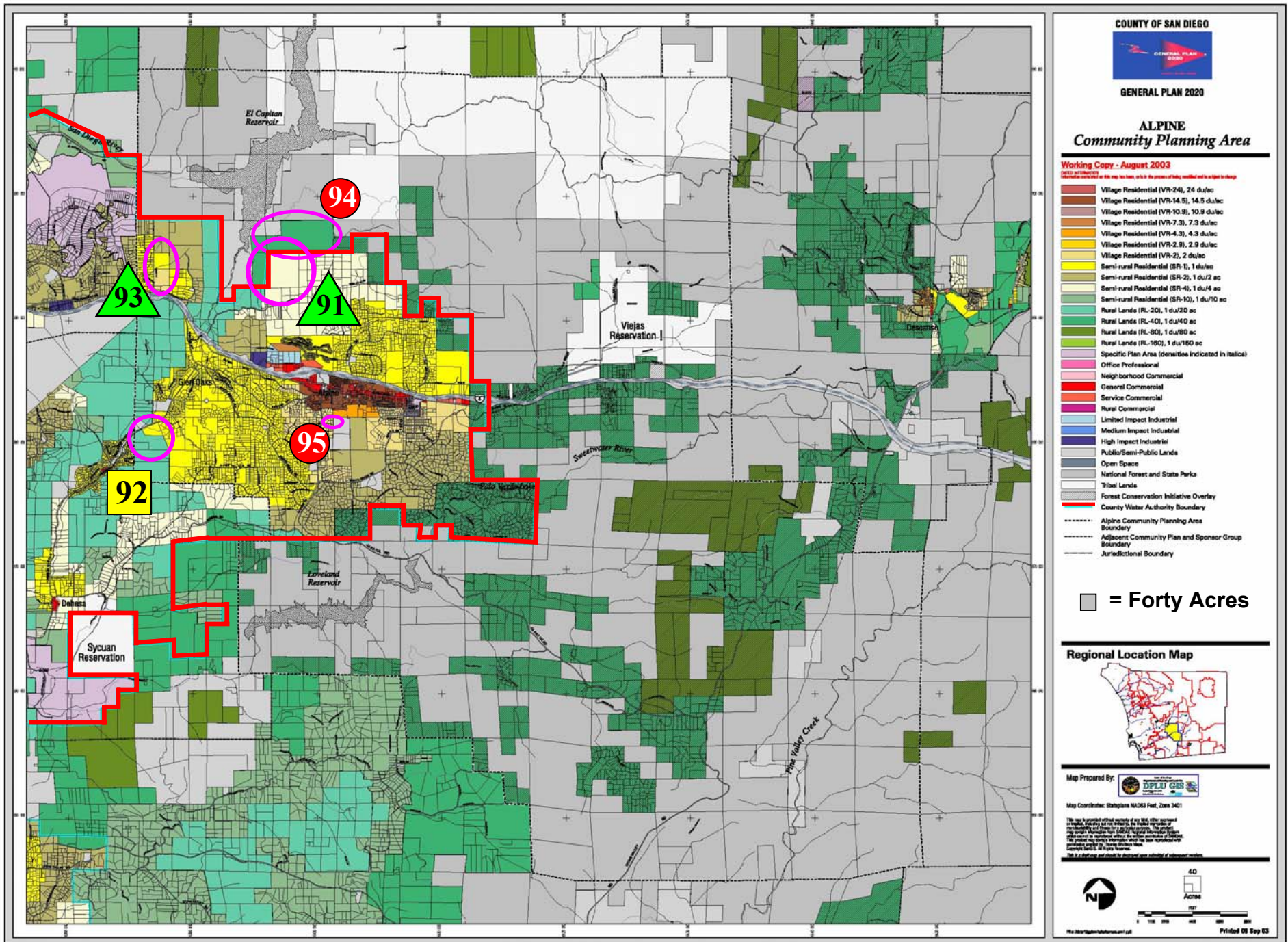
ALPINE



Alpine had five properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles.
- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

Four of the referrals are located within the CWA boundary with three located in or adjacent to the town of Alpine and the fourth referral east of Blossom Valley near an exit to Interstate 8. The remaining referral is located just outside the CWA adjacent to the El Capitan Reservoir. Referrals were designated under the Semi-Rural category based on their compatibility with existing surrounding parcelization, physical suitability, vehicular access, and proximity to infrastructure. Generally, the parcels designated as Rural Lands do not have existing infrastructure or adequate vehicular access and are limited by steep terrain and potential environmental constraints.



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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
91	<p><i>Greg Lambron (Helix Land Co.)</i></p> <p>Inside CWA boundary. Located on Pruetz Road, north of I-8 and Dunbar Lane interchange.</p> <ul style="list-style-type: none"> • 220.21 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres (Designated Receiving Area)</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context; density designation is similar to adjacent parcelization to the south and east • <i>Reduce public costs</i> – located inside CWA with potential vehicular access • <i>Obtain a broad consensus</i> – consistent with referral request and planning group recommendation
92	<p><i>Jane Tammadge</i></p> <p>Inside CWA boundary. Located along Harbison Canyon Road on southwestern fringe of town of Alpine.</p> <ul style="list-style-type: none"> • 94.45 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/acre</u> (northern 16 acres) Rural Lands: <u>1 du/20 acres</u> (southern 76.45 acres)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – Semi-Rural designated area is adjacent to subdivision with similar parcelization • <i>Create a model for community development</i> – referral would expand sprawl to the south and west, eliminating a buffer between Alpine and village of Harbison Canyon

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
93	<p><i>Stan Dotts</i></p> <p>Inside CWA boundary. Located at the I-8 and Dunbar Lane interchange.</p> <ul style="list-style-type: none"> • 88.6 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Village: 2 du/acre Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Village: 2 du/acre (southern 40 acres) Semi-Rural: 1 du/acre (northern 40 acres)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with existing parcelization on western side • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Most of area is relatively flat · Good vehicular access · Only limited environmental impacts • <i>Locate growth near infrastructure, services, and jobs</i> – located inside CWA boundary in vicinity of freeway interchange • <i>Create a model for community development</i> – creates a pattern of decreasing densities away from the village center
94	<p><i>Jim Whalen (representing Gildred Family Property)</i></p> <p>Outside CWA boundary. Located southeast of the El Capitan Reservoir watershed.</p> <ul style="list-style-type: none"> • 280 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation (Subject to further refinement)</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u> (subject to further refinement)</p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Nearly one-half of area consists of slopes greater than 25% · Approximately one-third in MSCP preapproved mitigation area • <i>Create a model for community development</i> – located on the outskirts of the town of Alpine and outside CWA boundary away without direct vehicular access

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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
95	<p><i>Ken Dawson</i></p> <p>Inside CWA boundary. Located off Tavern Road, near the middle school and Alpine Blvd.</p> <ul style="list-style-type: none"> • 4.42 acres • Existing General Plan: 1 du/1,2,4 acres 	<p><u>GP2020 Working Copy:</u> Village: 2 du/acre</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> Village: 2 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Village: 2 du/acre</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Village Residential adjacent to the town center • <i>Locate growth near infrastructure, services, and jobs</i> – located inside CWA boundary along a major road near the town center

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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